

## COMMUNITY MEETING REPORT

**Petitioner:** PDC Land Acquisitions, LLC

**Petition #:** 2021-142

**Meeting Date:** November 10, 2021

**Project:** Rhyne Station

**Mtg. Location:** Virtual Meeting, via Zoom

**Meeting Time:** 5:30-6:30 PM

**Attendees:** Paul Pennell (Urban Design Partners)  
Savannah Page (Urban Design Partners)  
Chuck Young (Prestwick Development)  
Grey Messier (Prestwick Development)

**Registration List:** Attached

The Community Meeting was attended by neighboring residents, members of the Northwest Community Alliance and the Petitioner's representatives.

**Purpose:** Presenting Rezoning Petition 2021-142 to any neighboring residents or homeowners who were in the rezoning mailer radius or who spoke to the Petitioner or Petitioner's representatives were invited.

This Community Meeting Report is being filed with the City of Charlotte Zoning and Planning pursuant to the provisions of the City Ordinance.

**Minutes:** The following items were discussed:

Mr. Pennell began by introducing himself and describing the project. The proposed rezoning site plan was described as well as the design considerations that were considered with the petition. The rezoning and its relevance to the CLT 2040 Plan, traffic analysis and site features were also discussed. A slide showing the proposed adjacent development in conjunction with the proposed rezoning site plan was reviewed. At the end of the presentation, the rezoning timeline was reviewed.

### QUESTIONS/COMMENTS BY NEIGHBORS VIA ZOOM CHAT:

1. Are there any plans for rail transportation to come out this direction?  
A: Silverline will be extended to Belmont so not in this direction. No rail plans that we're aware of.
2. Will there be affordable housing?  
A: These are all market rate not affordable housing. Market rate is that the cost to live within these homes based on the current rate for housing in this area, not reduced or increased.
3. Do you have any other connecting streets besides Moores Chapel?  
A: To start connections will primarily be through Moores Chapel, but over time a road connectivity network will be created to allow for multiple means of access.
4. Will there be an opportunity to build an exit from this development to Mount Holly Road to help alleviate traffic?

- A: Mounty Holly Road is on the other side of an existing railroad track and there is no way to cross it. The railroad denied access on the previous rezoning to the north.
5. Can we ask about crossing the railroad again because the petition was back in 2005?  
A: CSX denied the access in 2020.
6. Who does CSX answer to for their decisions?  
A: They are legally treated as property owners, so they control what's allowed to be done.
7. How will this affect my property value?  
A: We think that including new development is a benefit for the community, it will attract new retail and other developments, new housing, and new people to the area. Typically, new developments do not decrease the property value.
8. Is market rate determined by zip code?  
A: A market analyst comes in and establishes a rate, not per zip code but based on surrounding neighborhood.
9. Comment: Concerns about more traffic harm.  
A: We are studying the traffic impacts.
10. With this neighborhood coming about will it bring new businesses into the area besides the dog park/brewery?  
A: Nothing to this rezoning specifically but more retail often comes with these projects, and it is the hope that this will bring new commercial development.
11. What about the traffic on Mount Holly Road? Is there going to be a new traffic light at intersection of Mount Holly?  
A: NCDOT and CDOT have identified the areas shown in the development to be studied. They did not ask us to study anything along Mount Holly. Future development along Mount Holly might give a more direct impact. Intersection of Sonoma valley, Mount Holly, and Rhyne has been identified and improvements are in the design stage as we currently understand.
12. Comment: Anything at the whitewater center throws things out of whack so please consider this.
13. Are you familiar with NCDOT and their rate of building new roads?  
A: Road improvements that get identified will need to be done by the developer so we will not be waiting on NCDOT. NCDOT is behind but the developer will be taking care of improvements at their expense.
14. No ride and share for taking bus into city in this area. Is that something anyone in the neighborhood has looked at to help with the traffic problem? Is that a possibility for this development?  
A: We can reach out to CATS about potential ride and share or including a bus stop on site.
15. Comment: about amenities like a grocery store? Gas stations? Mass transportation options, bus lines, etc.?
16. Comment about not wanting a dog bar.
17. Comment: Food desert problem. Pictures of no food on the shelves. We don't need a dog park; we need grocery stores and restaurants.  
A: We think a dog park builds a sense of community and that because of that there are still positive aspects to this along with green space. The dog park is meant to be a place where you can have a drink, eat, hear music, and dogs are welcome. The intention is to be a community destination that can include more than just a dog park with beer.
18. How are you going to get traffic to the Dog Bar park amenity?  
A: You can see it from the interstate. The Dog Bar portion is a very deliberate part of this development because people will seek it out.

Other Comments:

19. Once all of this begins people affected by the increase in traffic will begin to look for alternative routes of which there are none. Getting in and out of our neighborhoods will be a nightmare. If the city council cannot at least acknowledge that, then we are no more than just a tax base for the city. New residents will also come to that realization.

20. There truly needs to be a moratorium on land development for residential in this area without more serious discussions on amenities. We are a food desert. We need the amenities that decent neighborhood desires. There is enough buying power here to support grocery stores, gas stations, retail shopping. Etc. that should always be part of any conversation about development. It would go a long way towards appeasing current residents.

Meeting Adjourned with no new questions: 6:50 pm